047.0	0003	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	913,900	/	913,900
USE VALUE:	913,900	/	913,900
ASSESSED:	913,900	/	913,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAROUTUNIAN MARK/ELAINE
Owner 2:	
Owner 3:	
Street 1:	15 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAROUTUNIAN ANNE L -
Owner 2:	LIFE ESTATE -
Street 1:	15 WEBCOWET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 2397 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4303.000	474,600		439,300	913,900
Total Card	0.099	474,600		439,300	913,900
Total Parcel	0.099	474,600		439,300	913,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.27 | /Parcel: 381.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33289
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!3983!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	474,600	0	4,303.	439,300	913,900		Year end	12/23/2021
2021	101	FV	447,200	0	4,303.	439,300	886,500		Year End Roll	12/10/2020
2020	101	FV	447,300	0	4,303.	439,300	886,600	886,600	Year End Roll	12/18/2019
2019	101	FV	439,900	0	4,303.	466,700	906,600	906,600	Year End Roll	1/3/2019
2018	101	FV	439,900	0	4,303.	340,400	780,300	780,300	Year End Roll	12/20/2017
2017	101	FV	439,900	0	4,303.	296,500	736,400	736,400	Year End Roll	1/3/2017
2016	101	FV	439,900	0	4,303.	252,600	692,500	692,500	Year End	1/4/2016
2015	101	FV	386,300	0	4,303.	247,100	633,400	633,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:52:46

LAST REV

Date	Time
04/25/19	16:03:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3983

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAROUTUNIAN ANN	32423-399		2/27/2001	Family	275,000	No	No		
HAROUTNIAN ANNE	25381-447		6/1/1995		100	No	No		F

USER DEFINED

Prior Id # 1:	33289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2012	1305	Manual	4,100	C				
2/25/2009	114	Addition	70,000			G10	GR FY10	12X21 2 STORY ADD
12/9/2003	1037	New Wind	1,456					
9/10/2002	750	Wood Dec	10,000	O		G4	GR FY04	10X16 WDK-9 WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
7/16/2009	Fieldrev-Chg	BR	B Rossignol
6/24/2009	Info Fm Prmt	BR	B Rossignol
1/22/2009	Meas/Inspect	294	PATRIOT
10/24/2000	Hearing N/C	201	PATRIOT
2/29/2000	Meas/Inspect	270	PATRIOT
8/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4303		Sq. Ft.	Site		0	80.	1.28	1									439,271						439,300	

Total AC/HA:	0.09878	Total SF/SM:	4303	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	439,271	Spl Credit		Total: 439,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	35	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRK RD/YLW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12554348
Const Adj.:	0.99583822
Adj $ / SQ:	151.316
Other Features:	110500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583046
Depreciation:	108447
Depreciated Total:	474599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

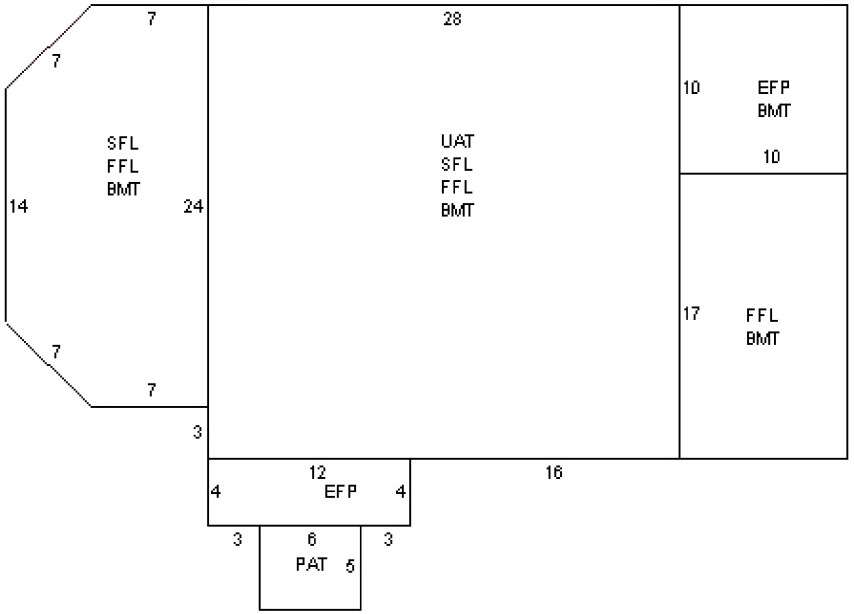
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.45
Special Features:	0	Val/Su Net:	122.83
Final Total:	474600	Val/Su SzAd	214.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,289	45.390	58,514
FFL	First Floor	1,189	151.320	179,915
SFL	Second Floor	1,019	151.320	154,191
UAT	Upper Attic	189	105.920	20,019
EFP	Enclos Porch	148	45.430	6,724
PAT	Patio	30	5.980	179
	Net Sketched Area:	3,864	Total:	419,542
Size Ad	2208	Gross Area	4431	FinArea 2397

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

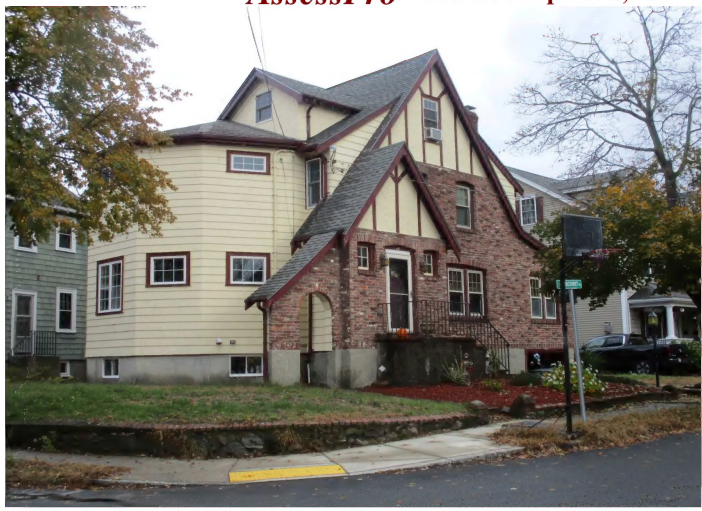
Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc